

ORDINANCE NO. 011025-Z-5

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2507 MITCHELL LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in File C14-01-0122, as follows:

A 4.962 acre tract of land, more or less, out of the Walker Wilson League, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 2507 Mitchell Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The size of a lot shall be a minimum of one acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence standard lot (SF-2) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on November 5, 2001.

PASSED AND APPROVED

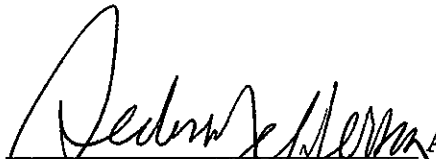
October 25, 2001

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Kirk Watson
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

Dixon Land Surveying

EXHIBIT "A"

J8977A

FIELD NOTES

FIELD NOTES FOR 4.962 ACRES OF LAND, MORE OR LESS, OUT OF THE WALKER WILSON LEAGUE IN TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO CHARLES W. MANSFIELD RECORDED IN VOLUME 13135, PAGE 873, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING DESCRIBED IN VOLUME 12652, PAGE 261, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a point on the north R.O.W. of Drew Land on the east line of that certain 504.622 acre tract of land recorded in Volume 734, Page 121, Deed Records, Travis County, Texas, same being at the S.W. corner of the Mansfield tract for the S.W. corner hereof, from which point an iron rod found on the south R.O.W. of Drew Lane at the N.W. corner of that certain tract or parcel of and recorded in Volume 2884, Page 324, Deed Records, Travis County, Texas bears S05°36'33"W at a distance of 31.05 feet;

THENCE the following three (3) courses and distances along the common east line of said 504.622 acre tract and the west line of the Mansfield tract:

1. N00°28'00"W, at 20.57 feet passing an iron rod found and in all 485.37 feet to an iron rod found;
2. N00°07'05"W for a distance of 50.07 feet to an iron rod found;
3. N00°07'05"W for a distance of 9.06 feet to an iron rod set at the S.W. corner of Lot 28, Ford Oaks Annex, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 7, Page 5, Plat Records, Travis County, Texas for the N.W. corner hereof;


THENCE N89°55'27"E along the south line of Lot 28 for a distance of 365.04 feet to an iron rod set on the curving west R.O.W. of Mitchell Lane, a public road, at the S.E. corner of Lot 28 for the N.E. corner hereof, from which point an iron rod found on the curving west R.O.W. of Mitchell Lane at the N.E. corner of Lot 28 bears N00°29'10"E at a distance of 47.98 feet;

THENCE 45.00 feet along the arc of the curving west R.O.W. of Mitchell Lane curving to the left with a radius of 50.00 feet and a chord which bears S54°00'34"E for a distance of 43.50 feet to an iron rod set at the most easterly, N.E. corner of the Mansfield tract at the N.W. corner of that certain tract or parcel of and conveyed to Lisa Chavez recorded in Document Number 19999144156, Official Public Records, Travis County, Texas, for the most easterly, N.E. corner hereof;

THENCE S00°17'55"E, at 273.45' passing the S.W. corner of the Chavez tract and at 498.22 feet passing an iron rod found at the S.W. corner of the Chavez tract and in all 514.78 feet to a point on the north R.O.W. of Drew Lane at the S.E. corner of the Mansfield tract for the S.E. corner hereof;

THENCE S89°20'23"W along the north R.O.W. of Drew Lane for a distance of 398.85 feet to the **POINT OF BEGINNING**, containing 4.962 acres of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324

6305 Forest Hills Drive
Austin, Texas 78746



SURVEY PLAT

LOT 25

FORD LOT 28
OAKS ANNEX
7/5

N 89°55'27" E 365.04'

3.06
N 00°07'05" W

Iron Rad

Found
Iron Rod

N 00°07'05" W
50.07'

Iron Rod

N 00°29'10" E
47.98'

Set
Iron Rod

radius = 50.00'
arc = 45.00'
chord = 43.50'
S 54°00'34" E

Four

Found Iron Road

Found Iron Rod to found iron rod
S 71°04'25" E
118.90'

Mitchell Lane

Dedicate for street
R.O.W. 12652/261

Lisa Chavez
Doc# 199144156

LEGAL DESCRIPTION:
4.962 ACRES OF LAND, MORE OR LESS, OUT OF THE WALKER WILSON LEAGUE, IN TRAVIS COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO CHARLES W. MANSFIELD RECORDED IN VOLUME 13135, PAGE 873, REAL PROPERTY RECORDS, SAME BEING DESCRIBED IN VOLUME 12652, PAGE 261, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

Charles W. Mansfield
13135/873
12652/261
4.962 acres
(5.00 ac.)

N

SCALE
1"=60'

Robert Bauerle 504.622 ac.
734/133

7/5
bearing base
N 00°28'00" W

485.37'

Found
Iron Rod —
20.57'

POINT OF BEGINNING

S $\overleftarrow{89^{\circ}20'23''}$ W 398.85'

S 05°36'33" W
31.05'

N 89°20'23" E

Drew Lane

2884/324

LOT 1
SOUTHWEST GATE ADDITION
36/36

Margra
lane

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

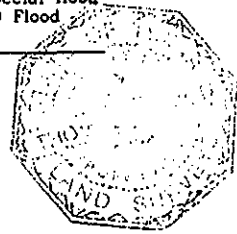
Dated this the 15TH day of AUGUST, 200 1

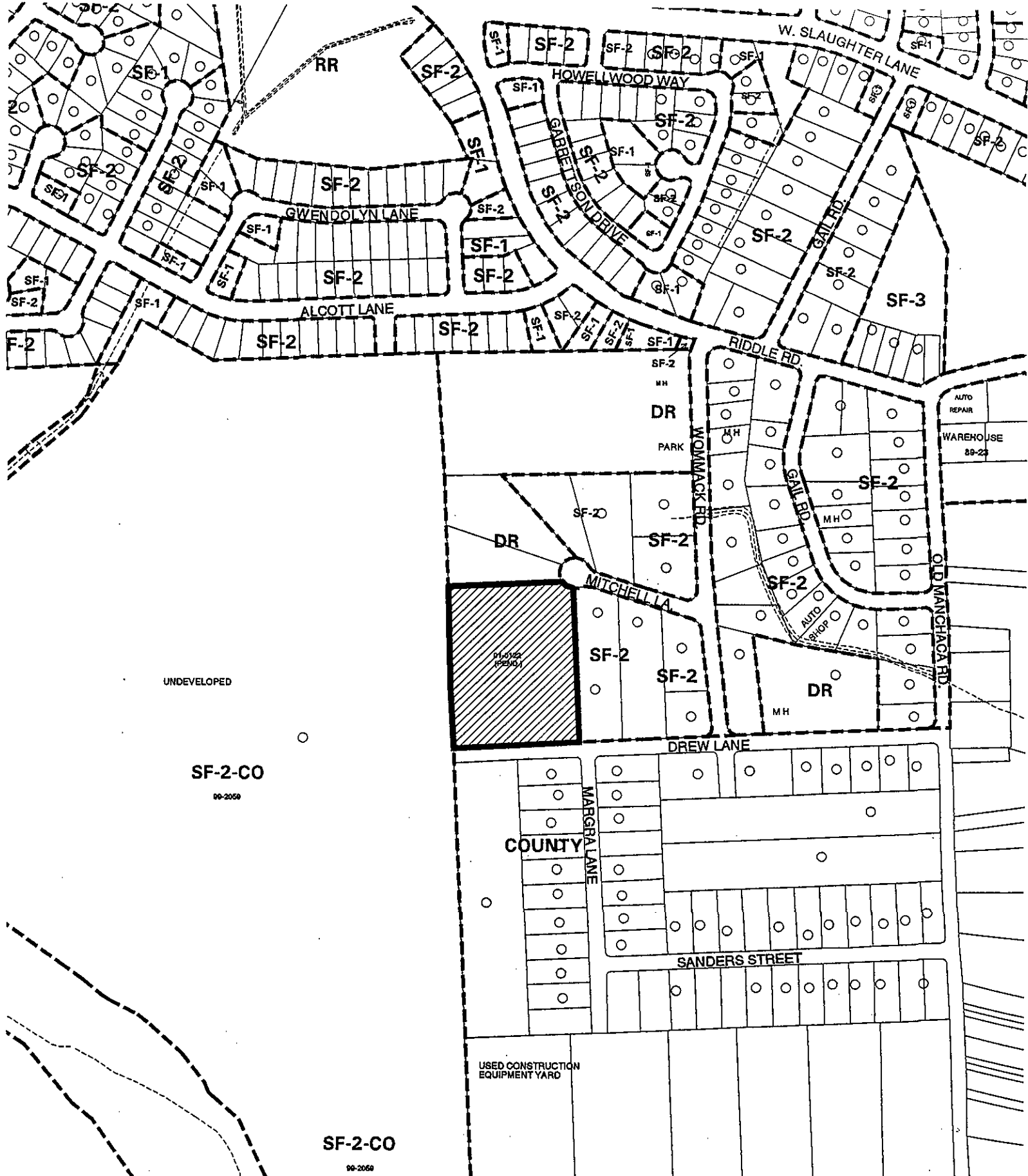
And I certify that the property shown hereon _____ IS NOT _____ within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0260 F





hazard boundary map revised as per Map Number
Zone: .X Dated: 01/19/00

Thomas P. Dixon R.P.L.S. 4324

6305 Forest Hills Drive, Austin, Texas 78746 Phone: 481-9602





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER D14
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-01-0122 ADDRESS: 2507 MITHCELL LA. SUBJECT AREA (acres): 4.962	DATE: 01-09 INTLS: TRC	
	CASE MGR: W.WALSH			